

ENVIRONMENTAL CHECKLIST

for the proposed

UW Boat Street Floating Homes Maintenance & Repairs

prepared by



UNIVERSITY *of* WASHINGTON

June 2026

*EA Engineering, Science, and Technology, Inc., PBC
Burgess Design*

PREFACE

The purpose of this Environmental Checklist is to identify and evaluate probable environmental impacts that could result from the **University of Washington (UW) UW Boat Street Floating Homes Maintenance and Repairs** and to identify measures to mitigate those impacts. The proposed **UW Boat Street Floating Homes Maintenance and Repairs** project would include repairs and renovations to six existing (6) floating homes located within Portage Bay off of NE Boat Street.

The State Environmental Policy Act (SEPA)¹ requires that all governmental agencies consider the environmental impacts of a proposal before the proposal is decided upon. This Environmental Checklist has been prepared in compliance with the State Environmental Policy Act; the SEPA Rules, effective April 4, 1984, as amended (Chapter 197-11, Washington Administrative Code [WAC]), which implements SEPA.

This document is intended to serve as SEPA review for site preparation work, associated building construction, and operation of the proposed development comprising the **UW Boat Street Floating Homes Maintenance and Repairs**. Analysis associated with the proposal contained in this Environmental Checklist is based on plans associated with recently completed repair and maintenance activities associated with five floating homes, as well as future repair and maintenance activities for all six of the floating homes comprising the site.

This Environmental Checklist is organized into three major sections. *Section A* of the Checklist (beginning on page 1) provides background information concerning the *Proposed Action* (e.g., purpose, proponent/contact person, project description, project location, etc.). *Section B* (starting on page 9) contains the analysis of environmental impacts that could result from implementation of the proposed project, based on review of major environmental parameters. This section also identifies possible mitigation measures. *Section C* (page 27) contains the signature of the proponent, confirming the completeness of this Environmental Checklist.

¹ Chapter 43.21C Revised Code of Washington (RCW)

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PURPOSE

The State Environmental Policy Act (SEPA), Chapter 43.21 RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. The purpose of this checklist is to provide information to help identify impacts from the proposal (and to reduce or avoid impacts, if possible) and to help the University of Washington to make a SEPA threshold determination.

A. Background

1. Name of proposed project, if applicable:

University of Washington (UW) Boat Street Floating Homes Maintenance and Repairs

2. Name of applicant:

University of Washington

3. Address and phone number of applicant and contact person:

Applicant

University of Washington Facilities
Box 359571
Seattle, WA 98195

Contact

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University of Washington Facilities
UW Box 359571
Seattle, WA 98195
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4. Date checklist prepared:

This Environmental Checklist was prepared on June 11, 2026 by the University of Washington as the lead agency under the authority of WAC 478-324.

5. Agency requesting checklist:

University of Washington Facilities
Box 359571
Seattle, WA 98195

6. Proposed timing or schedule (including phasing, if applicable):

The *UW Boat Street Floating Homes* analyzed in this Environmental Checklist involves the site

preparation and construction associated with previously completed and potential future repair and maintenance activities for the six floating homes at the site.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

No future plans for further development at the project site are proposed at this time.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

Available online databases were researched to obtain environmental information for the proposal.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

There are no known other applications or proposals that are pending approval for *UW Boat Street Floating Homes* site.

10. List any government approvals or permits that will be needed for your proposal, if known.

The following permits/approvals will be needed for the project, including:

City of Seattle

Department of Construction and Inspections

- Shoreline Substantial Development Permit
- Building Permits
- Mechanical Permits
- Electrical Permits

King County

- Plumbing Permits

11. Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page.

The University of Washington (UW) is responsible for maintaining numerous overwater structures, boat ramps, and other water dependent structures as part of its Boat Street Marina facility. Several of these structures require repair and maintenance in order to upkeep the facilities. Therefore, UW is proposing to repair and maintain six floating homes located at the Boat Street Marina. The floating homes are numbered from one to six, with one being

closest to shore and six being furthest into the water. At this time, floating home number two is not submitting for a permit. The project is located within Portage Bay on the water adjacent to the shoreline.

Existing Site Conditions

The ***UW Boat Street Floating Homes*** is located at 1409 NE Boat Street (the Boat Street Marina) in the University District neighborhood of Seattle (see **Figure 1** and **2**) and is associated to and located near the Seattle campus of UW. The project site includes six floating homes, five of which have had work completed (see **Figure 3**):

- Floating Home 1 Registration Number: 511*
- Floating Home 2 Registration Number: 510
- Floating Home 3 Registration Number: 507*
- Floating Home 4 Registration Number: 381*
- Floating Home 5 Registration Number: 508*
- Floating Home 6 Registration Number: 509*

** Previous repair and maintenance activities completed*

Various work has been completed on five of the six floating homes over the years (see above). The work was generally limited to minor repairs and renovations typically required for normal upkeep, including deck repairs, exterior painting, ladder access to the water from the decks, installation of more efficient HVAC units, plumbing repairs, and window railing repairs, etc. All work has been relatively minor, limited to the floating homes with no in-water work, and no expansion of existing square-footage.

Proposed Project

The ***UW Boat Street Floating Homes*** project is intended to allow for continued modernization and repair of the existing floating homes to provide safe and efficient residences at the site. This SEPA Checklist reviews the previously completed work described above for five of the six floating homes, as well as future repairs required for standard maintenance and upkeep for all six floating homes. Future work evaluated would also be limited to the existing floating home footprints and would not include any water work or expansion of the square footage of the homes. No in-water, shoreline, or ground disturbing work is proposed.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The ***UW Boat Street Floating Homes*** are located on the water in Portage Bay at 1409 NE Boat Street (the Boat Street Marina) in the University District neighborhood of Seattle (see **Figures 1** and **2**). The site contains six floating homes and is located near and associated with the UW Seattle campus. The site is further located on the parcel number 114200-4557 with the legal description: BROOKLYN ADD LOTS 1 THRU 14 BLOCK 37 OF SD ADD TGW LOTS 1-2-3 BLOCK 20-A & LOTS 1 & 2 BLOCK 21-A LAKE UNION SHORELANDS 2ND SUPL TGW ALL BLOCK 21 LAKE UNION SHORELANDS, in Section 17 of Township 25N and Range 4E.

The parcel contains buildings, boat slips, and a parking lot related to the Boat Street Mariana. As the maintenance and repairs are associated to the six floating homes, the project site is limited to that portion of the parcel. The project site is generally bound by the Boat Street Marina parking lot to the north, boat marina parking slips to the east and to the west, and Portage Bay to the south.

**UW Boat Street Floating Homes Maintenance and Repairs
Environmental Checklist**

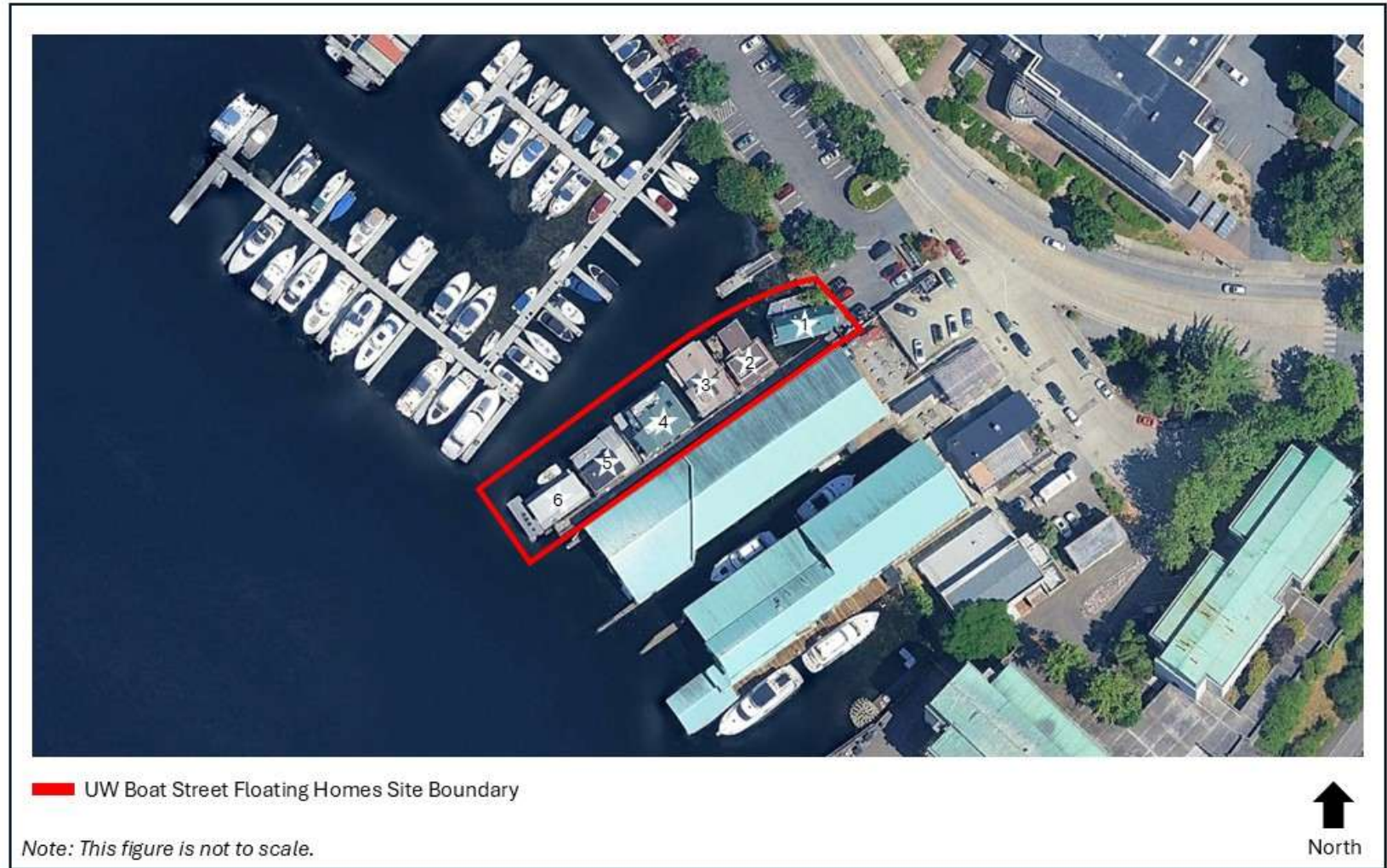


Source: USGS Topographic Map and EA Engineering, 2026



Figure 1
Vicinity Map

UW Boat Street Floating Homes Maintenance and Repairs Environmental Checklist

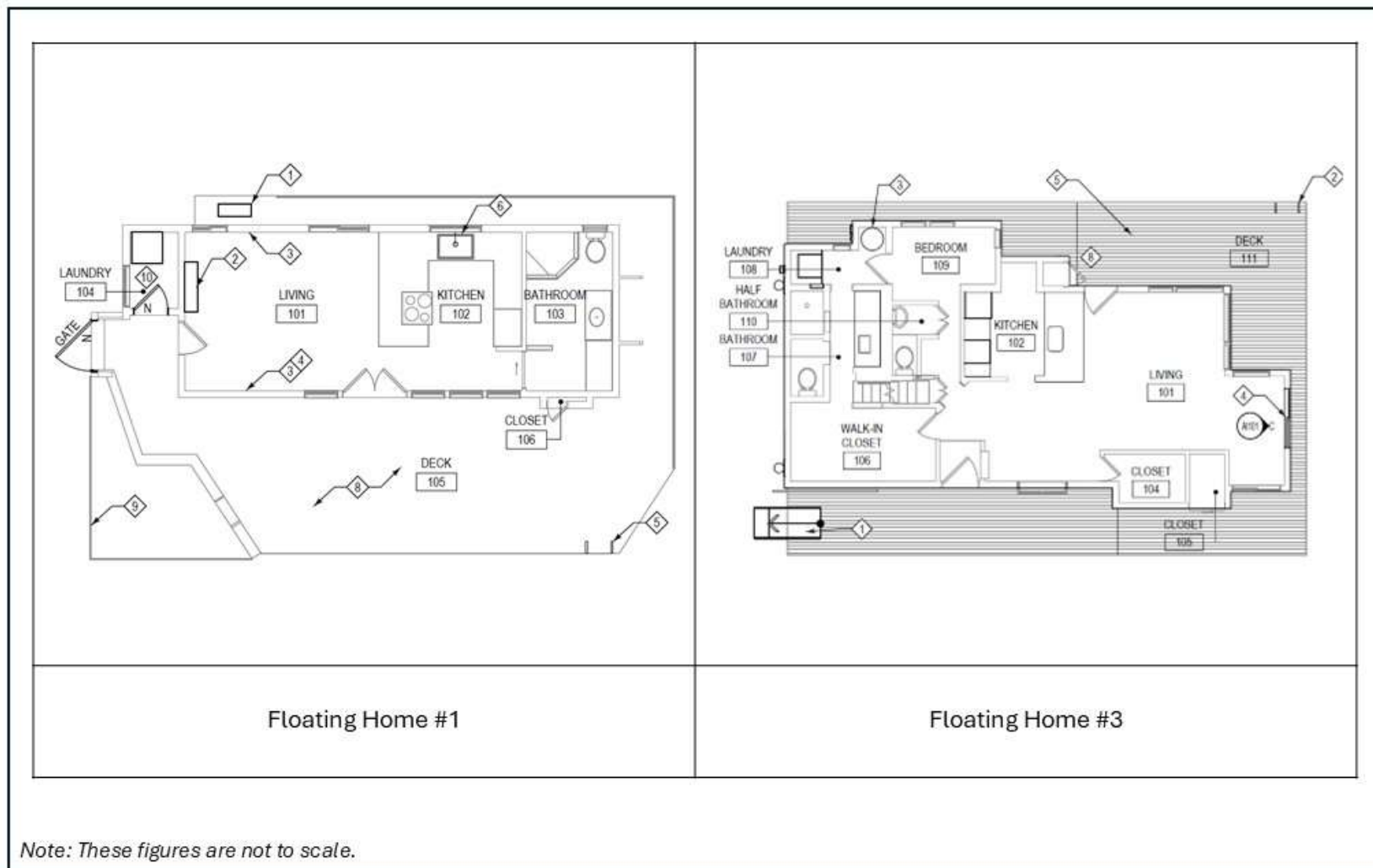


Source: Google Earth and EA Engineering, 2026



Figure 2
Aerial Map

**UW Boat Street Floating Homes Maintenance and Repairs
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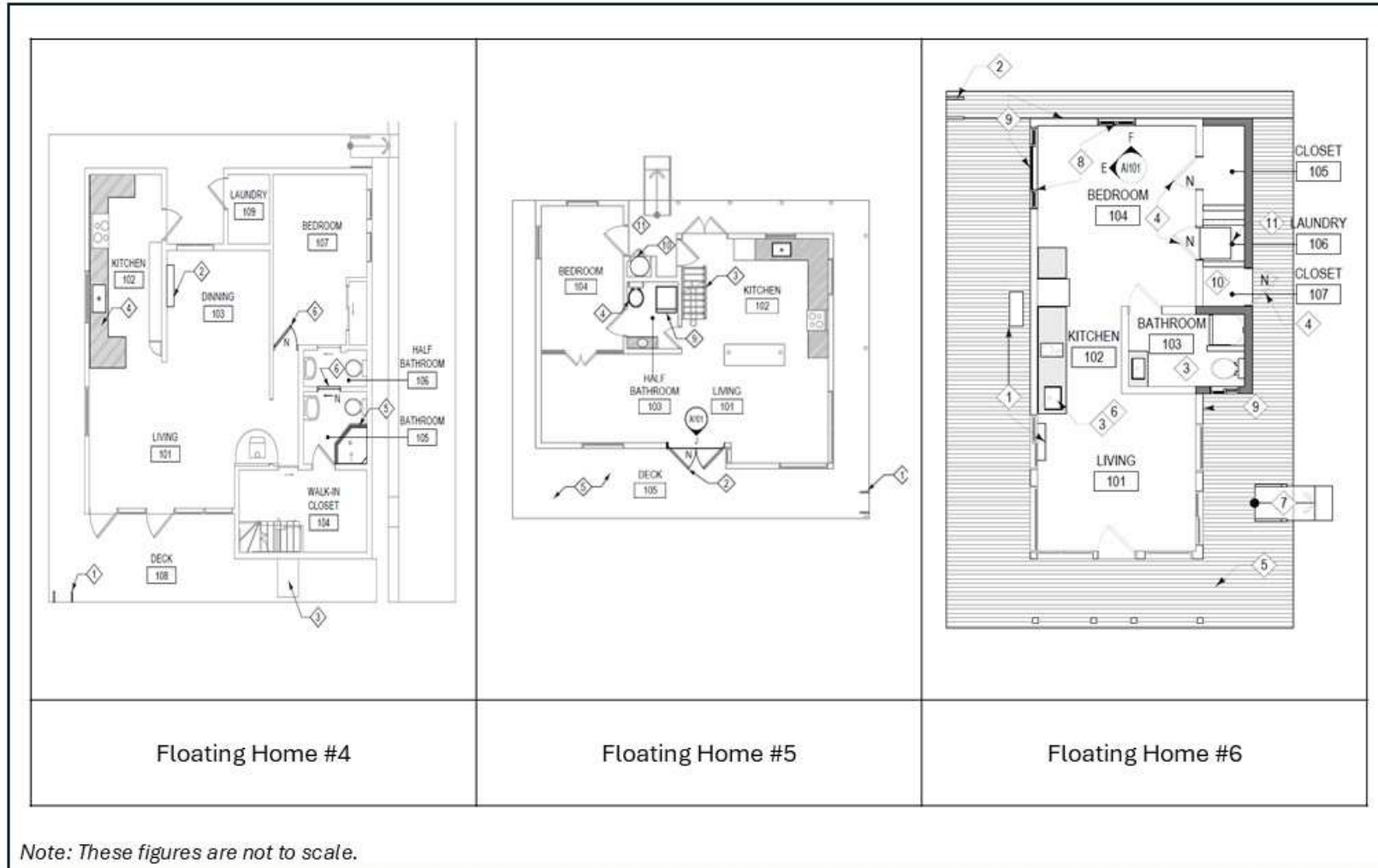


Source: Burgess Design, 2025



Figure 3
Site Plans Floating Homes 1 and 3

**UW Boat Street Floating Homes Maintenance and Repairs
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Note: These figures are not to scale.

Source: Burgess Design, 2025



Figure 4
Site Plans Floating Homes 4 to 6

B. Environmental Elements

1. Earth

a. General description of the site:

Circle or highlight one: flat, rolling, hilly, steep slopes, mountainous, other:

The *UW Boat Street Floating Homes* site consists of six floating homes located in the water. The site is generally flat before the shoreline soil which rises slightly up immediately after the water's edge.

b. What is the steepest slope on the site (approximate percent slope)?

The project site is located within Portage Bay. The steepest slope closest to the site is approximately 1-3% at the water's edge to the northeast of the site. According to the City of Seattle's Environmentally Critical Area (ECA) Maps, there is no Steep Slope ECA located within or near the project site (City of Seattle, 2026).

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them, and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

According to the US Department of Agriculture Web Soil Survey, soils at the shoreline adjacent to the site are comprised of 90% Urban land and 10% Alderwood and Anthracitic xerorthents soil components. Urban land soils are identified when the ground has been significantly altered, disturbed, or filled as a result of human-activity and/or developments and the smaller soil components are originally derived from Puget lowlands forest and hills. The project site does not contain any agricultural land of commercial significance.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

In general, the Puget Sound region is a seismically active region; thus, the project site could experience seismic activity, which may cause surface rupture, liquefaction and subsidence, and landslides. However, according to the City of Seattle ECA Maps, no Steep Slope, Potential Slide Area, Liquefaction Prone Area, Known Slide, or Peat Settlement Prone ECAs are located at or near the project site (City of Seattle, 2026).

Considering the overall low slope where the water meets the shore, potential risk of slope movement or landslides is anticipated to be low. There are no indications or history of unstable soils on the site, and no evidence of landslide activity has been observed.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

No filling, excavation, or grading is proposed as a part of the project.

f. Could erosion occur because of clearing, construction, or use? If so, generally describe.

Considering the project site is located in water, there is no potential for erosion to occur because there would be no clearing or construction that disturbs soils.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

The project site currently contains six floating homes within Portage Bay. With the *UW Boat Street Floating Homes* maintenance and repairs, no changes in impervious or pervious surfaces, or increase in over-water area, would occur.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.

Due to the aquatic nature of the project site and the absence of proposed groundwork, no significant erosion or impacts to the earth are anticipated. Therefore, no mitigation measures are proposed.

2. Air

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

During construction associated with repair and maintenance activities, the project could result in temporary and small increases in localized air emissions, carbon monoxide, and hydrocarbons associated with particulates from diesel and gasoline-powered construction equipment, as well as construction worker vehicles accessing the project site. Considering the relatively small scale of the project and no heavy machinery equipment would be required for construction activities, no impacts to air quality emissions are expected.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

The primary source of off-site emissions in the project vicinity is from surrounding boat motors and vehicle traffic on roadways. However, these emissions are expected to be minimal and therefore would have no impact on the project. There are no other known off-site sources of air emissions or odors that may affect the project.

c. Proposed measures to reduce or control emissions or other impacts to air, if any.

No significant air quality impacts are anticipated with the construction or operation of the project and therefore no mitigation measures are proposed.

3. Water

a. Surface Water:

1. **Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.**

Yes, the project is located within Portage Bay in the Puget Sound. According to the City of Seattle ECA mapper, there are no Wetland or Riparian Corridor ECAs located within or near the project site (*City of Seattle, 2026*).

2. **Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.**

Yes, the project would require the work over/on top of Portage Bay at and within the floating homes located at the site. Work would include general maintenance and repair such as deck repairs, exterior painting, ladder access to the water from the decks, installation of more efficient HVAC units, plumbing repairs, and window railing repairs, etc. All work has been, or will be, relatively minor, limited to the floating homes with no in-water work, and no expansion of existing over-water square footage. Considering the limited scope of the proposed project and no in-water work would be completed, no significant impacts are anticipated.

3. **Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.**

No fill or dredge material would be placed in or removed from any surface water body as a result of the project.

4. **Will the proposal require surface water withdrawals or diversions? Give a general description, purpose, and approximate quantities if known.**

The project would not require any surface water withdrawals or diversions.

5. **Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.**

The proposed project site is located within Portage Bay and does not lie within a 100-year floodplain and is not identified within a flood prone area on the City of Seattle ECA Mapper (*City of Seattle, 2026*).

- 6. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.**

There would be no discharge of waste materials to surface waters as a result of the proposed project. Any waste materials generated during construction (i.e., replaced debris) would be transported off-site to an appropriate disposal facility.

b. Ground Water:

- 1. Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give a general description, purpose, and approximate quantities if known.**

The project would not withdraw groundwater from a well for any purpose and no water would be discharged to groundwater as part of the project.

- 2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.**

Waste material would not be discharged into the ground from septic tanks or other sources as a result of the project.

c. Water Runoff (including stormwater):

- 1. Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.**

Since the project is located over water, no sources of runoff exist at the site. Any rainfall collected over the floating homes will subsequently flow into Portage Bay under current conditions.

- 2. Could waste materials enter ground or surface waters? If so, generally describe.**

For repair and maintenance activities, all efforts have been or will be made to prevent debris from entering surface waters. Any removed materials will be stored and hauled off-site and appropriately disposed of. There would be no opportunity for waste materials to enter groundwater during the construction or operation of the project.

3. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

The project is located over water and would not alter or otherwise affect drainage patterns in the site vicinity.

4. Proposed measures to reduce or control surface, ground and runoff water, and drainage pattern impacts, if any.

No impacts to surface, ground and runoff water, or drainage patterns are anticipated and therefore no mitigation measures are proposed.

4. Plants

a. Check the types of vegetation found on the site:

- deciduous tree: alder, maple, aspen, other: oak**
- evergreen tree: fir, cedar, pine, other:**
- shrubs**
- grass**
- pasture**
- crop or grain**
- orchards, vineyards, or other permanent crops**
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other**
- water plants: water lily, eelgrass, milfoil, other**
- other types of vegetation**

While there are landscaped grass, shrubs, and trees immediately surrounding the floating homes, as well as wet soil and water plants underneath and adjacent to the site, no vegetation will be removed, altered, or disturbed, and no water work is proposed as a part of this project.

b. What kind and amount of vegetation will be removed or altered?

No vegetation would be removed or altered as a result of the project.

c. List threatened and endangered species known to be on or near the site.

No known threatened or endangered species are located on or proximate to the project site.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any.

Considering the project is located on floating homes over water, no landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site are proposed.

e. List all noxious weeds and invasive species known to be on or near the site.

Upland noxious weeds or invasive species that could be present in the vicinity of the site include giant hogweed, English Ivy, and Himalayan blackberry.

5. Animals

a. List any birds and other animals that have been observed on or near the site or are known to be on or near the site.

Examples include:

- **Birds:** hawk, heron, eagle, songbirds, other: crows, pigeons, seagulls
- **Mammals:** deer, bear, elk, beaver, other: squirrels, raccoons, rats, opossums, eastern cottontail rabbits
- **Fish:** bass, salmon, trout, herring, shellfish, other:

Urban wildlife is known to be on and in the vicinity of the project site on the shore including crows, pigeons, squirrels, raccoons, rats, and opossums, and eastern cottontail rabbits. Amphibians may also be located near the project site, such as frogs, salamanders, and toads. Data obtained from the US Fish and Wildlife Service (USFWS) indicates Bald Eagles and other migratory birds are known to exist near the project area (*USFWS, 2026*).

Fish species are located on and in the vicinity of the site and include salmon and Bull Trout (*NMFS and USFWS, 2026*).

b. List any threatened and endangered species known to be on or near the site.

The following are listed or proposed threatened, endangered, or candidate species that could be located at or near the project site based on data from the USFWS: Marbled Murrelet, Yellow-billed Cuckoo, Northwestern Pond Turtle, Bull Trout, Monarch Butterfly, and Suckley's Cuckoo Bumble Bee (*USFWS, 2026*). The project site is also located within Essential Fish Habitat for Salmon and within Critical Habitat for Bull Trout (*NMFS and USFWS, 2026*). Critical habitat for the Chinook Salmon is located further into Portage Bay near the project site (*NMFS, 2026*). However, considering the scope of the project is limited to work on the floating homes with no in-water work or increase in over-water coverage, no impact to these species is anticipated as a result of the project.

c. Is the site part of a migration route? If so, explain.

Yes, Puget Sound contains a migratory route for salmon. Additionally, in general, the entire Puget Sound area is located within the Pacific Flyway, which is a major north-south flyway for migratory birds in America that extends from Alaska to Patagonia. Every year, migratory birds travel some or all of this distance both in spring and in fall, following food sources, heading to breeding grounds, or travelling to overwintering sites. However, considering the absence of any proposed in-water work and construction is limited to the existing floating homes, no impacts to migration routes are anticipated.

d. Proposed measures to preserve or enhance wildlife, if any.

Since no in-water work or impacts to plant or animal species is anticipated, no specific measures are proposed to enhance wildlife and/or habitat.

e. List any invasive animal species known to be on or near the site.

There are no known invasive animal species on or adjacent to the project site; however, invasive species known to be located in King County include European starling, house sparrow, and eastern gray squirrel.

6. Energy and Natural Resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Electricity is the primary source of energy that currently serves the site and would serve the majority of the repair and maintenance activities proposed under the project. Gasoline and diesel fuels could be utilized for some construction equipment.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

The proposed project would not affect the potential use of solar energy by adjacent properties.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.

New mechanical units installed on the floating homes are likely more efficient and use less power. Overall, since no significant energy impacts are anticipated with the project, no mitigation measures to conserve energy and minimize energy impacts are proposed.

7. Environmental Health

a. Environmental Health Hazards:

1. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur because of this proposal? If so, describe.

Accidental spills of hazardous materials from equipment or motors could occur in conjunction with any construction activity. As with any hazardous substances, it is required to properly handle, store, and dispose of materials to reduce health hazard risks and promote safety. However, based on adherence with applicable requirements for

construction activities, as well as the relatively small scale of the project, no impacts to environmental health hazards are anticipated.

2. Describe any known or possible contamination at the site from present or past uses.

The Washington State Department of Ecology (Ecology) website was reviewed to identify any potential contaminated soils on or in the vicinity of the site. There are no records of any contaminated sites or soils on or adjacent to the project site (*Ecology, 2026*).

3. Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

No existing hazardous chemicals/conditions are located within the site or vicinity that would affect the project.

4. Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

Chemicals stored and used during construction would be limited to gasoline and other petroleum products that are utilized by construction equipment.

5. Describe special emergency services that might be required.

No special emergency services are expected to be required as a result of the project (repair and maintenance activities). As is typical of any construction activity, it is possible that normal fire, medical, and other emergency services may, on occasion, be needed from the City of Seattle.

6. Proposed measures to reduce or control environmental health hazards, if any.

No significant impacts from environmental health hazards are anticipated as a result of the project and therefore no mitigation measures are proposed.

b. Noise:

1. What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

The project site is located within Portage Bay in an area where boating and waterfront activity is common. Noise from these activities is not expected to affect the project (repair and maintenance activities).

2. **What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site)?**

Short-Term Noise

Minor and temporary construction-related noise could occur as a result of the project. However, considering the relatively small scale of work, construction noises would be limited to smaller handheld equipment and would be intermittent, temporary, and short-term. The project would comply with the provisions of Seattle’s Noise Code as it relates to construction activities to reduce noise impacts during development.

Long-Term Noise

The project is limited to short-term repair and maintenance activities with no long-term noise anticipated.

3. **Proposed measures to reduce or control noise impacts, if any.**

No significant noise impacts are anticipated with the project. However, short-term noise impacts resulting from repair and maintenance activities are primarily mitigated through the adoption of construction noise control best practices. The project includes the following measures to minimize noise from construction:

- Construction of the project would comply with provisions of the City of Seattle’s Noise Code SMC 25.08; specifically: construction hours would be limited to standard construction hours (non-holiday) from 7:00 AM to 10:00 PM and Saturdays and Sundays (including holidays) from 9:00 AM to 10:00 PM.
- In accordance with SMC 25.08, construction activities would be limited to applicable noise levels.

The project would not result in any operational noise, and no mitigation measures would be necessary to reduce or control post-construction noise impacts.

8. Land and Shoreline Use

- a. **What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.**

The ***UW Boat Street Floating Homes*** site is currently developed with six residential floating homes located on Portage Bay. See **Figure 2** for an aerial map of the existing conditions and **Figures 3 and 4** for site plans associated with repair and maintenance activities completed.

Existing land uses adjacent to the project site include the Boat Street Marina parking lot, Boat Street, and UW campus to the north, a boat marina to the east, surface waters associated to Portage Bay to the south, and boat slips associated to Boat Street Marina to the west. The primary land use in the project site vicinity is school uses for the UW campus,

as well as commercial and light industrial uses along the waterfront. Considering the project would renovate and repair the existing floating homes, no impacts or changes to land use at or surrounding the site are anticipated.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses because of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or non-forest use?**

The project site has no recent history of use as a working farmland or forest land.

- 1. Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how?**

The project site is located in an aquatic area and would not affect or be affected by working farm or forest land as no working farm or forest land is located in the vicinity of the site.

- c. Describe any structures on the site.**

The project site consists of six floating homes connected to land by a pedestrian dock for access.

- d. Will any structures be demolished? If so, what?**

No structures would be demolished as a part of the project. Floating Homes 1 and 3-6 included completed repair and maintenance activities, and future maintenance and repair activities could occur at all six floating homes. Future repair and maintenance activities would be conducted at the floating homes, but overall, the floating homes will remain as they are.

- e. What is the current zoning classification of the site?**

The current zoning classification for the site is MIO-37-IC-65 (Major Institution Overlay) (*City of Seattle, 2026*).

- f. What is the current comprehensive plan designation of the site?**

The comprehensive plan future land use designation for the site is Regional Center (*One Seattle Plan, 2026*).

g. If applicable, what is the current shoreline master program designation of the site?

The project site is located within the City of Seattle Urban Commercial designated shoreline boundary (*City of Seattle, 2026*).

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

Yes, Portage Bay is recognized as a shoreline of Washington State. No other ECAs are located on or within the project site vicinity.

i. Approximately how many people would reside or work in the completed project?

The repair and maintenance activities would not provide any additional residential opportunities. Operation of the *UW Boat Street Floating Homes* would be anticipated to continue to provide six residences.

j. Approximately how many people would the completed project displace?

The repair and maintenance activities would be localized and would not be anticipated to displace any people.

k. Proposed measures to avoid or reduce displacement impacts, if any.

No displacement would occur and therefore no mitigation measures are necessary.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.

The implementation of the repair and maintenance activities would be compatible with existing land uses considering it would not change or alter current uses at the site or surrounding area. The project site is designated on the City of Seattle Comprehensive Plan Future Land Use Map as Urban Center. Urban Centers aim to provide localized business and housing opportunities with convenient pedestrian and transit access. The project would be consistent with the future land use designation by continuing to provide residences within a mixed-use commercial area located near transit.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any.

The project site is not located near agricultural or forest lands and therefore no mitigation measures are necessary.

9. Housing

- a. **Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.**

The project would provide maintenance and repair for the existing floating home residences and no changes to the number of housing units would occur.

- b. **Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.**

No housing would be eliminated as a part of the project.

- c. **Proposed measures to reduce or control housing impacts, if any.**

No changes to housing would occur and therefore no mitigation would be necessary.

10. Aesthetics

- a. **What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?**

The project relates to repair and maintenance activities and would not change or alter the heights of the existing floating homes. No changes to the floating home exterior materials are anticipated.

- b. **What views in the immediate vicinity would be altered or obstructed?**

Since the project consists of previous repairs of five of the six floating homes and future repair and maintenance at all six floating homes with no changes to the existing heights or general character of the site, no views in the immediate vicinity would be altered or obstructed.

The City of Seattle maintains public view protection policies which are intended to “protect public views of significant natural and human-made features: Mount Rainier, the Olympic and Cascade Mountains, the downtown skyline, and major bodies of water including Puget Sound, Lake Washington, Lake Union, and the Ship Canal, from public places consisting of specified viewpoints, parks, scenic routes, and view corridors identified in Attachment 1 to the SEPA code². However, there are no SEPA protected view sites on or in the vicinity of the project site. The closest designated protected viewpoint is West Montlake Park located approximately 0.35 miles southeast of the project site (*City of Seattle, 2026*). The project site is not visible from this viewpoint and would not include any improvements that would affect views, and therefore no impacts are anticipated.

²SMC 25.05.675 P.2.a and the accompanying list of protected views in *Attachment 1*

View protection from City-designated Scenic Routes is encouraged³. According to documentation from the City of Seattle, the closest designated scenic route to the project site is Interstate-5 located approximately 0.4 miles west of the project site⁴. Although the project will be visible from Interstate-5, considering the floating home repair and maintenance activities are relatively minor and similar in nature to the existing conditions, no impacts to scenic routes are anticipated.

Views of designated historic landmarks are also a consideration⁵. The closest City of Seattle designated landmark is Montlake Bridge and Montlake Cut located approximately 0.3 miles southeast of the project site (*City of Seattle, 2026*). The project would not be visible from the Montlake Bridge and Montlake Cut, would not include any improvements that would affect views, and therefore would have no impact on the landmark. There are no designated views of the Space Needle on or adjacent to the project site⁶.

c. Proposed measures to reduce or control aesthetic impacts, if any.

Considering the completed and floating home repair and maintenance activities would not substantially change the visual character of the floating homes and would be similar in nature to the existing conditions, no significant impacts to aesthetics are anticipated. Therefore, no mitigation measures are proposed.

11. Light and Glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

The project would not introduce any new lighting or glare at the site.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

Light and glare associated with the project would not be expected to cause a safety hazard or interfere with views.

c. What existing off-site sources of light or glare may affect your proposal?

No off-site sources of light or glare are expected to affect the project.

³ Ordinance #97025, Ordinance #114057, and Seattle DCLU, 2001

⁴ Scenic routes provided by Seattle Transportation, Traffic Division Map within SMC 25.05.675

⁵ SMC 25.05.675 P.2.c

⁶ SMC 25.05.675 P.2.d

d. Proposed measures to reduce or control light and glare impacts, if any.

No impacts from light and glare are anticipated and therefore no mitigation measures are proposed.

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?

Informal boating, swimming, and aquatic activities are available at the project site and immediate vicinity. Currently, there are no formal recreational areas at the project site. The Fritz Hedges Waterway Park is located approximately 0.1 miles to the northwest of the project site (*City of Seattle, 2026*).

b. Would the proposed project displace any existing recreational uses? If so, describe.

The project would not displace any existing recreational uses.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any.

Considering the project would not displace any recreational uses, no mitigation measures are proposed.

13. Historic and Cultural Preservation

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

Based on information of the City of Seattle Landmarks Map, Washington Department of Archaeology and Historic Preservation's (DAHP) Washington Information System for Architectural and Archaeological Records Data (WISAARD), and National Register of Historic Places (NRHP), the project is not recorded as an eligible or listed historic property.

There are several buildings that meet the age threshold for registration in the project site vicinity. However, based on the local, state, or national, state preservation registers mentioned above, the following resources are recorded within the vicinity (approximately two-block radius) of the project site (*NRHP, City of Seattle, 2026*):

- Jensen Motor Boat Company, located immediately south of the site, is recorded within the WISAARD database as eligible for listing.
- Academic Computing Center, located approximately 0.15 miles northwest of the site, is recorded within the WISAARD database as eligible for listing.
- Showboat Theatre, recorded approximately 0.2 miles southeast of the site, is noted as listed within the NRHP. However, the building has been demolished since 1994 and no longer exists.

- Bryant's Marina, located approximately 0.2 miles northwest of the site, is recorded within the WISAARD database as eligible for listing.

No other listed or eligible properties in any national, state, or local preservation registers are recorded in the site vicinity. Considering the project consists of previous and future repairs to floating homes with no changes to the existing heights or general character of the site and the lack of visibility from historic structures to the project site, no significant impacts on historic properties are anticipated.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.**

Similar to most sites on or adjacent to the shoreline, the DAHP WISAARD predictive model indicates that the project site is comprised of an area that could be considered high risk for encountering archaeological resources and recommends/advises that a Cultural Resources Assessment be conducted for ground disturbing activities. The predictive model is a statewide planning tool that utilizes statistical predictive modeling based on several environmental factors such as soils, geology, distance to water, slopes, and elevation.

The project site is also located within the designated City of Seattle Archaeological Meander Line Buffer / Maritime Heritage Area (*City of Seattle, 2026*). The Meander Line relates to areas within approximately 200 feet of the shoreline with a higher likelihood of encountering archaeological resources. These areas are typically required to prepare an archaeological investigation as part of the SEPA process.

However, considering the project does not include any in-water work or ground disturbing activities, the project is anticipated to have a low potential to encounter significant archaeological materials and would have no effect on those resources.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.**

The NRHP, DAHP WISAARD, and City of Seattle Landmarks online databases were consulted to identify any potential historic or cultural sites in the surrounding area, as well as the potential for encountering archaeological resources in the area.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.**

Since no significant impacts to historic resources are anticipated, no mitigation measures are proposed.

14. Transportation

- a. **Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.**

Access to the project is provided via NE Boat Street through the Boat Street Marina parking lot from the north side of the site. NE Boat Street connects to the greater street network of Seattle.

- b. **Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?**

The project site and surrounding area are served by Sound Transit and King County Metro Transit (Metro) bus public transportation. The closest bus service is provided along NE Pacific Street approximately 0.15 miles northeast of the project site. This stop is served by Metro routes 43, 44, 48, 65, 255, and 271 and Sound Transit routes 542 and 586. The Metro routes provide service and connections to neighborhoods throughout Seattle and Sound Transit provides service between the University District, Issaquah, and Tacoma.

- c. **Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle, or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).**

The project would not require any new or improvements to existing roads, streets, pedestrian, bicycle, or state transportation facilities.

- d. **Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.**

While the project does not directly include water transportation, floating home residences may utilize water transportation to and from their homes. The project would not use or occur in the immediate vicinity of rail or air transportation.

- e. **How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?**

Some vehicle trips to the site would be associated with repair and maintenance activities, although generation of these trips would be temporary. The project would not generate additional long-term vehicle trips.

- f. **Will the proposal interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.**

The proposal would not interfere with the movement of agricultural or forest products on streets in the area because no agricultural or working forest lands are located within the vicinity of the project site.

- g. **Proposed measures to reduce or control transportation impacts, if any.**

Since the project would not impact transportation, no mitigation is proposed.

15. Public Services

- a. **Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.**

The project would not result in an increased need for public services.

- b. **Proposed measures to reduce or control direct impacts on public services, if any.**

Since no impacts on public services is anticipated, no mitigation measures are proposed.

16. Utilities

- a. **Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:**

All underlined utilities are currently available at the site.

- b. **Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.**

The project could require the temporary use of electricity, water, sewer, and refuse services for repair and maintenance activities. Utilities and providers (in parentheses) that currently serve the project site include the following:

- Electrical (Seattle City Light) – electricity would continue to provide power to the floating homes.
- Water, Sewer, Refuse (Seattle Public Utilities) – the floating homes would continue to receive residential water, sewer, and refuse services from Seattle Public Utilities.

C. Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature:



Name of Signee:

Julie Blakeslee

Position and Agency/Organization:

SEPA Responsible Official

Date:

June 11, 2026

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